



MENDOCINO COUNTY PLANNING COMMISSION

MINUTES FOR THE MEETING HELD ON: **October 15, 2020**

LOCATION: **Virtual Meeting**
Mendocino County PBS Conference Room
860 North Bush Street
Ukiah, California

COMMISSIONERS PRESENT: Nelson, Holtkamp, Wiedemann, Pernell, Jacobszoon and Ogle

COMMISSIONERS ABSENT: None

PLANNING & BLDG SVC STAFF PRESENT: Brent Schultz, Director
James Feenan, Commission Services Supervisor
Adrienne Thompson, Administrative Services Manager
Jesse Davis, Senior Planner
Mark Cliser, Planner II

OTHER COUNTY DEPARTMENTS PRESENT: Matthew Kiedrowski, Deputy County Counsel

1. Roll Call.

The meeting was called to order 9:02 a.m.

2. Planning Commission Administration.

2a. Determination of Legal Notice.

The Clerk advised the Commission that all items on the agenda had been properly noticed.

3. Director's Report.

Mr. Schultz stated that on October 22, 2020 the Board of Supervisor gave Planning and Building Services their list of priorities for fiscal year 20/21 which includes 14-15 priorities. Mr. Schultz stated he would bring the list back to a future meeting for discussion. He stated there would be a new ordinance coming before the Planning Commission for cannabis.

4. Matters from Public.

No one was present from the public who indicated a desire to address the Commission.

5. Consent Calendar.

None.

6. Regular Calendar.

6a. CASE#: UM_2019-0004 (previously numbered as U_2019-0028) (Continued from June 18, 2020)
DATE FILED: 11/8/2019

OWNER: NORTHERN CALIFORNIA PRESBYTERIAN HOME & SERVICES

APPLICANT: SEQUOIA LIVING, DAVID LATINA

AGENT: AMY WYNN, WYNN COASTAL PLANNING & BIOLOGY

REQUEST: Modification of Use Permit (U 3-72) to convert an existing 24-bed Assisted Living Facility into 17 residential units ranging in size from 500 to 800 square feet per Mendocino County Code § 20.204.035(B).

ENVIRONMENTAL DETERMINATION: Addendum to previously adopted Negative Declaration

LOCATION: 2.3 ± miles southeast of Little River town center, 0.3± miles south on State Route 1 (SR 1), on the southeast side of Little River-Airport Road (CR 404), 1.8± miles east of its intersection with SR 1, located at 43300 Little River Airport Rd., Little River (APN: 121-330-13).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SUSAN SUMMERFORD

The staff report is located at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>

Presenter/s: Jesse Davis, Senior Planner

Action Taken:

Matter was continued to a date uncertain. No voice vote was conducted.

6b. CASE#: UR_2020-0002

DATE FILED: 4/23/2020

OWNER: SWIMMY MENDO LLC

APPLICANT: EVENT HORIZON TECHNOLOGIES INC

REQUEST: Use Permit Modification of U_2018-0004 to disassociate specific cannabis uses with specific buildings, thus allowing flexible use of the Flow Cannabis Institute campus. The modification request also includes an extension to the deadline for Condition 17 from December 2020 to October 2021.

ENVIRONMENTAL DETERMINATION: Addendum to previously adopted Mitigated Negative Declaration

LOCATION: 3± mi. west of Redwood Valley center, on the north side of Bel Arbres Dr. (CR 238B), 1± mi. west of its intersection with Uva Dr. (CR 239), located at 1150 Bel Arbres Dr., Redwood Valley (APNs: 162-011-28, 162-160-08, 162-200-24, 162-221-11, 162-240-55, 162-190-06, -09, & -56).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

Commissioner Jacobszoon recused himself from the item.

The staff report is located at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>

Presenter/s: Mark Cliser, Planner II

Applicant: Ms. Caren Woodson

The public hearing was declared open.

Public Comment: One letter from Caren Woodson was received and posted to the website.

Telecomments: Caren Woodson

The public hearing was declared closed.

Commission Action: Upon motion by Commissioner Holtkamp, seconded by Commissioner Pernell, IT IS ORDERED, the Planning Commission adopt an Addendum to the previously adopted Mitigated Negative Declaration and grant Use Permit Renewal UR_2020-0002 for the Project, as proposed by the applicant, based on the facts and subject to the conditions of approval contained in the resolution, as amended during the meeting.

The motion passes by the following vote: (5-0)

Ayes: Wiedemann, Holtkamp, Nelson, Pernell & Ogle

Noes: None

Absent: None
Recused: Jacobszoon

7. **Matters from Staff.**

7a. Quorum check November 19, 2020 and December 17, 2020. All Commissioner stated on the record they were available.

8. **Matters from Commission.**

8a. Commission Holtkamp would like to receive information regarding the Ground Water Basin Study. She would like to be informed when information is available for review, specially the Climate Models information.

Chair Ogle read a letter into the record regarding debris removal in Potter Valley. Ms. Thompson responded to Commissioner Ogle inquiry. Mr. Davis stated he will do the follow-up regarding this inquiry.

9. **Minutes.**

9a. October 1, 2020 Minutes

Approval of the October 1, 2020 Planning Commission Minutes.

Upon motion by Commissioner Holtkamp, seconded by Commissioner Pernell, and carried by a voice vote of (6-0), IT IS ORDERED that the Planning Commission minutes from October 1, 2020 are approved as amended.

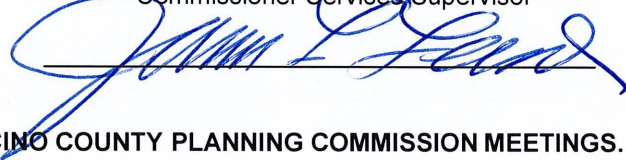
AYES: Holtkamp, Jacobszoon, Nelson, Pernell, Wiedemann and Ogle
NOES: None
ABSENT: None
ABSTAIN: None

10. **Adjournment.**

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 10:22 a.m.

Attest: JAMES F. FEENAN
Commissioner Services Supervisor


MARILYN OGLE, Chair



NOTICE: PUBLISHED MINUTES OF THE MENDOCINO COUNTY PLANNING COMMISSION MEETINGS.

- Effective March 1, 2020, Planning Commission minutes will be produced in "action only" format. As an alternative service, public access to recorded Commission proceedings will be available on the Planning and Building website.
- LIVE WEB STREAMING OF COMMISSION MEETINGS is now available via the County's YouTube Channel. If technical assistance is needed, please contact The Mendocino County Planning & Building Office at (707) 234-6650.
- Minutes are considered draft until adopted/approved by the Planning Commission.
- The Planning Commission action minutes are also posted on the County of Mendocino website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.

- To request an official record of a meeting contact the Mendocino County Planning and Building Department at (707) 234-6650.
- Please reference the departmental website to obtain additional resource information for the Planning Commission at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.

Thank you for your interest in the proceedings of the Mendocino County Planning Commission.